

ATTACHMENT 4

ATTACHMENT 4
General Facility Description

257 Perkins Road

Owner: Duncan I. and Suzann B. Sellers

Tax ID:

3.038 Acre Parcel

The proposed facility consists of a 41' by 60' leased area located at the southern end of a 3.038 acre parcel owned by Duncan I. and Suzann B. Sellers at 257 Perkins Road in Southbury. A new self-supporting monopole tower 170 feet in height would be constructed. AT&T will install up to 12 panel antennas on the tower together with an associated 12' x 20' radio equipment shelter at the tower base on a concrete pad within the tower compound. The tower compound would consist of a 41' by 60' area to accommodate AT&T's equipment and provide for future shared use of the facility by other carriers. The tower compound would be enclosed by a 6-foot high chain link fence. Vehicle access to the facility would be provided by an existing gravel drive in addition to a new gravel drive extension 12' in width.

Site Evaluation Report

I. LOCATION

- A. COORDINATES: 41° 30' 06.71" 73° 18' 00.75"
- B. GROUND ELEVATION: 575.2 feet AMSL
- C. USGS MAP: Newtown Quadrangle
- D. SITE ADDRESS: 257 Perkins Road, Southbury, Connecticut, 06488
- E. ZONING WITHIN 1/4 MILE OF SITE: Residential

II. DESCRIPTION

- A. SITE SIZE: 41' x 60'
- B. LESSOR'S PARCEL: 3.038 acres
- C. TOWER TYPE/HEIGHT: Monopole / 170' AGL.
- D. SITE TOPOGRAPHY AND SURFACE: The proposed site is located towards the southern end of the parcel in an undeveloped area to the west of the lessor's residence in an area where the property slopes down from east to west.

- E. SURROUNDING TERRAIN, VEGETATION, WETLANDS, OR WATER: The topography within the Study Area is characterized by rolling hills with ground elevations that range from approximately 130 feet AMSL to nearly 870 feet AMSL. The predominant forest species are mixed deciduous and coniferous with an average estimated canopy height of 65' AGL. A review of available information regarding the site through Federal, State and local databases indicates the site is not located within a wetlands mapped on the National Wetland's Inventory and not within a 100-year or 500-year flood zone.

No direct impact to wetlands is anticipated. Although portions of the proposed gravel access are located in proximity to wetland resources (approximately 150 feet to the southwest), no temporary impacts associated with construction activities are anticipated provided sedimentation and erosion controls are designed, installed and maintained during construction in accordance with the 2002 Connecticut Guidelines For Soil Erosion and Sediment Control.

- F. LAND USE WITHIN 1/4 MILE OF SITE: Land uses within ¼ mile of the site are primarily single-family residences and open space.

III. FACILITIES

- A. POWER COMPANY: Connecticut Light and Power
- B. TELEPHONE COMPANY: AT&T
- C. PHONE SERVICE PROXIMITY: Same as power.

- D. VEHICLE ACCESS TO SITE: Access to the facility would be provided by existing gravel drive off of Perkins Road and a new gravel driveway along the perimeter of the host property. Total access length is approximately 1,930 feet.
- E. OBSTRUCTIONS: None
- F. CLEARING AND FILL REQUIRED: The new access and compound will require clearing and grading to level the area. Detailed plans would be included in a Development and Management Plan (“D&M” plan) after any approval of the facility which may be issued by the Connecticut Siting Council.

IV. LEGAL

- A. PURCHASE [] LEASE [X]
- B. OWNER: Duncan I. and Suzann B. Sellers
- C. ADDRESS: 257 Perkins Road, Southbury, Connecticut 06488

Facilities and Equipment Specification

I. TOWER SPECIFICATIONS:

- A. MANUFACTURER: To be determined
- B. TYPE: Self-Supporting monopole
- C. HEIGHT: 170'
DIMENSIONS: Approximately 4½' in diameter at the base,
tapering to approximately 2' at the top.
- D. LIGHTING: None as set forth in attached TOWAIR report

II. TOWER LOADING:

- A. AT&T - up to 12 panel antennas
 - a. Model - Andrew SBNH-1D6565C or equivalent panel antenna
 - b. Antenna Dimensions - approximately 96"H x 12"W x 7"D
 - c. Position on Tower - 166' centerline AGL
 - d. Transmission Lines - MFG/Model: Commscope Aluminum;
Size 1-5/8"
 - e. Remote Radio Heads & Surge Arrestor
- B. Future Carriers - To be determined

III. ENGINEERING ANALYSIS AND CERTIFICATION:

The tower will be designed in accordance with American National Standards Institute TIA/EIA-222-G "Structural Standards for Steel Antenna Towers and Antenna Support Structures" and the 2003 International Building Code with 2005 Connecticut Amendment. The foundation design would be based on soil conditions at the site. The details of the tower and foundation design will be provided as part of the final D&M plan.

Site Aerial Map



Source: 2010 Color Bing Maps
Aerial Images with 1-ft Resolution



1 inch equals 417 feet
0 100 200 400 Feet

Legend

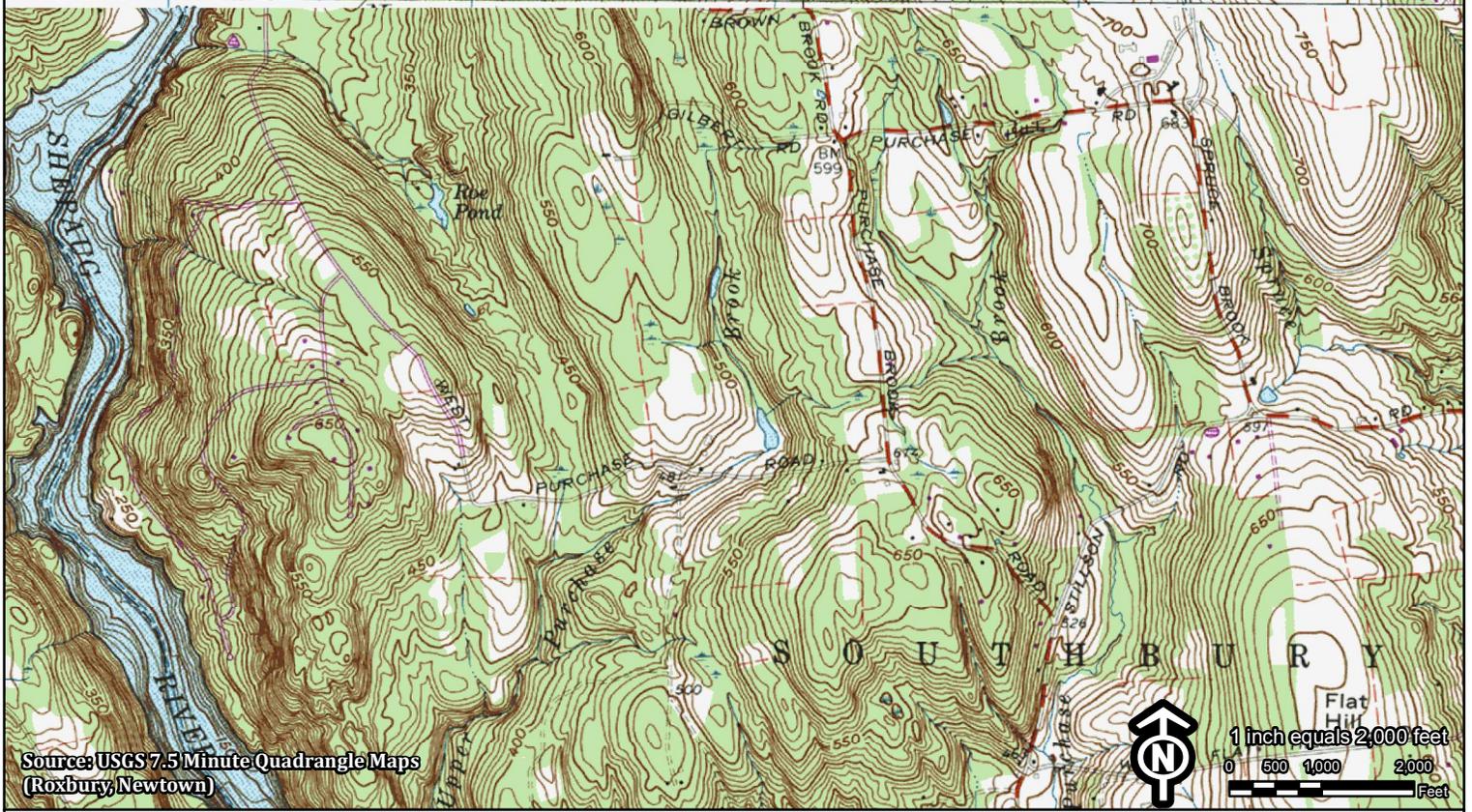
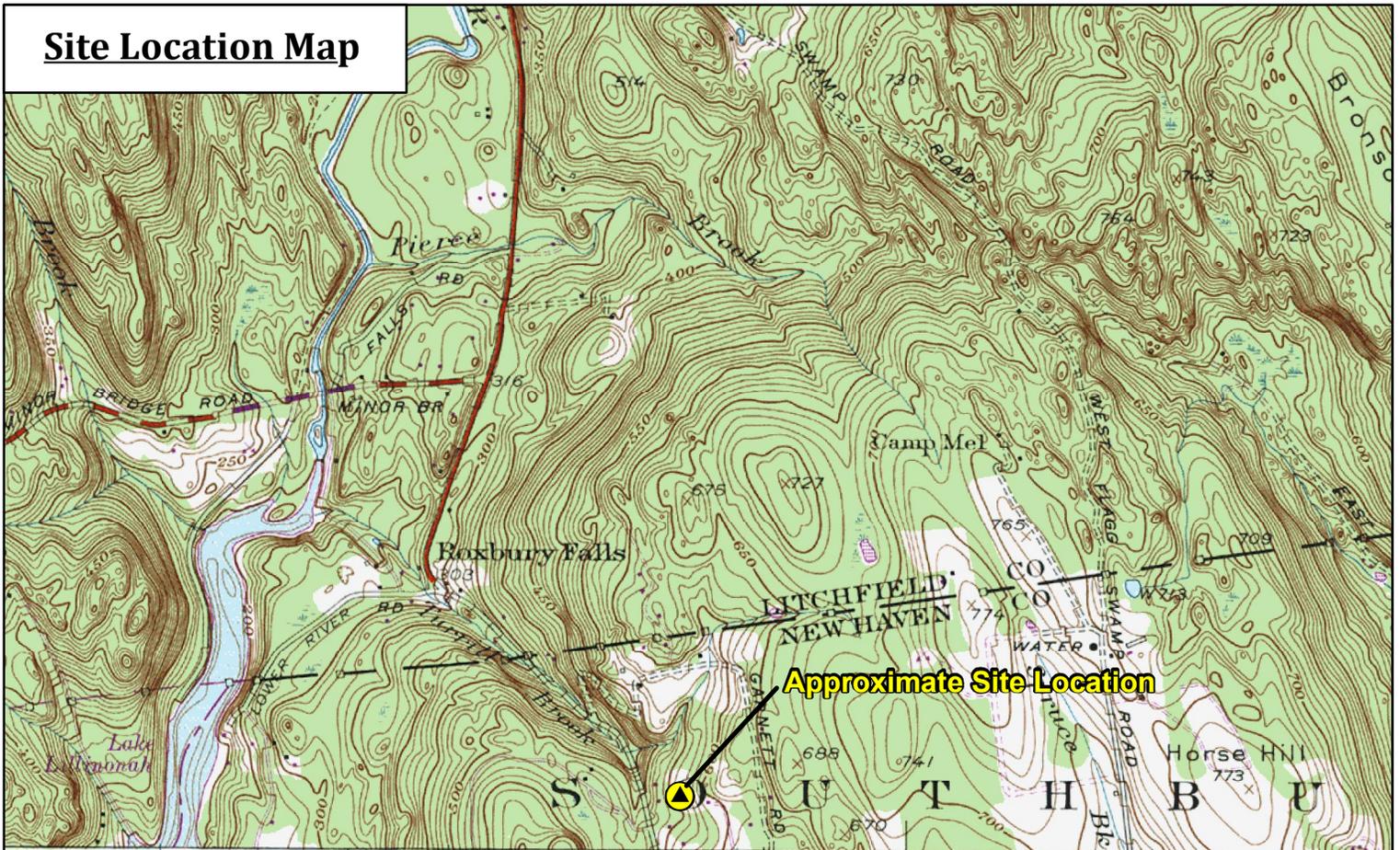
-  Proposed Tower Location
-  Subject Parcel
-  CT Parcel
-  Town Boundary

Proposed AT&T Wireless Communications Facility 257 Perkins Road Southbury, Connecticut

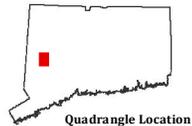
Thursday, July 04, 2013



Site Location Map



Source: USGS 7.5 Minute Quadrangle Maps (Roxbury, Newtown)

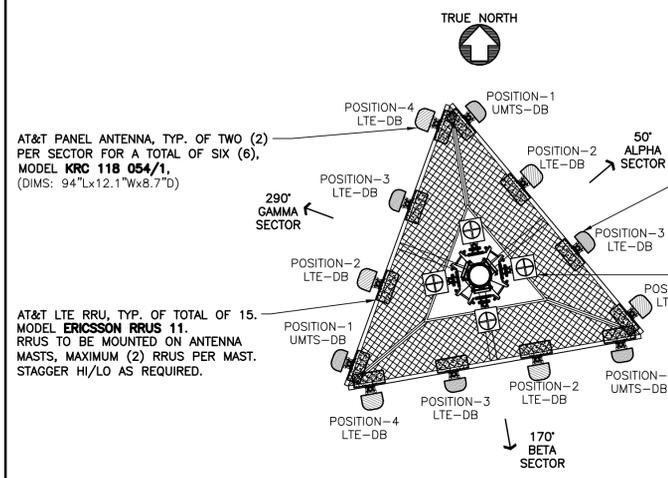


Quadrangle Location

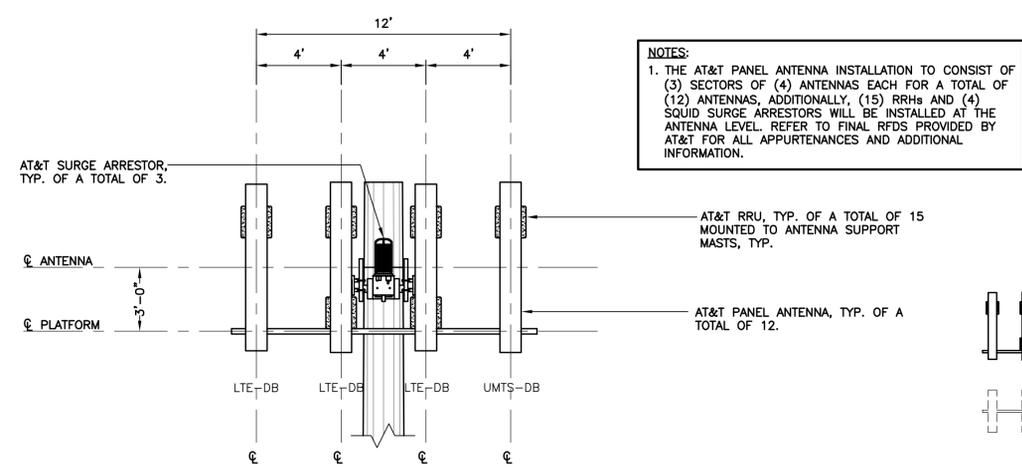
Proposed AT&T Wireless Communications Facility
257 Perkins Road
Southbury, Connecticut

Thursday, June 27, 2013





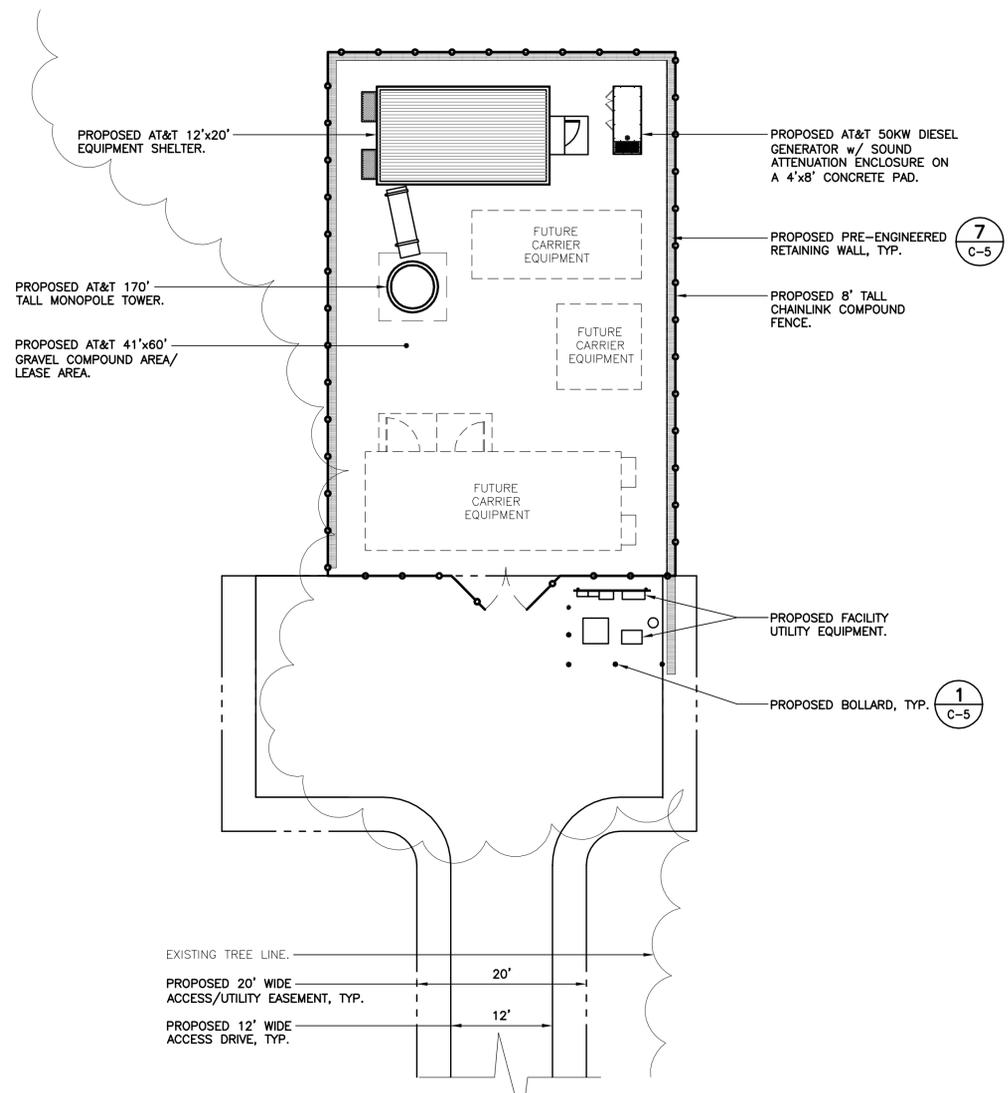
PLAN



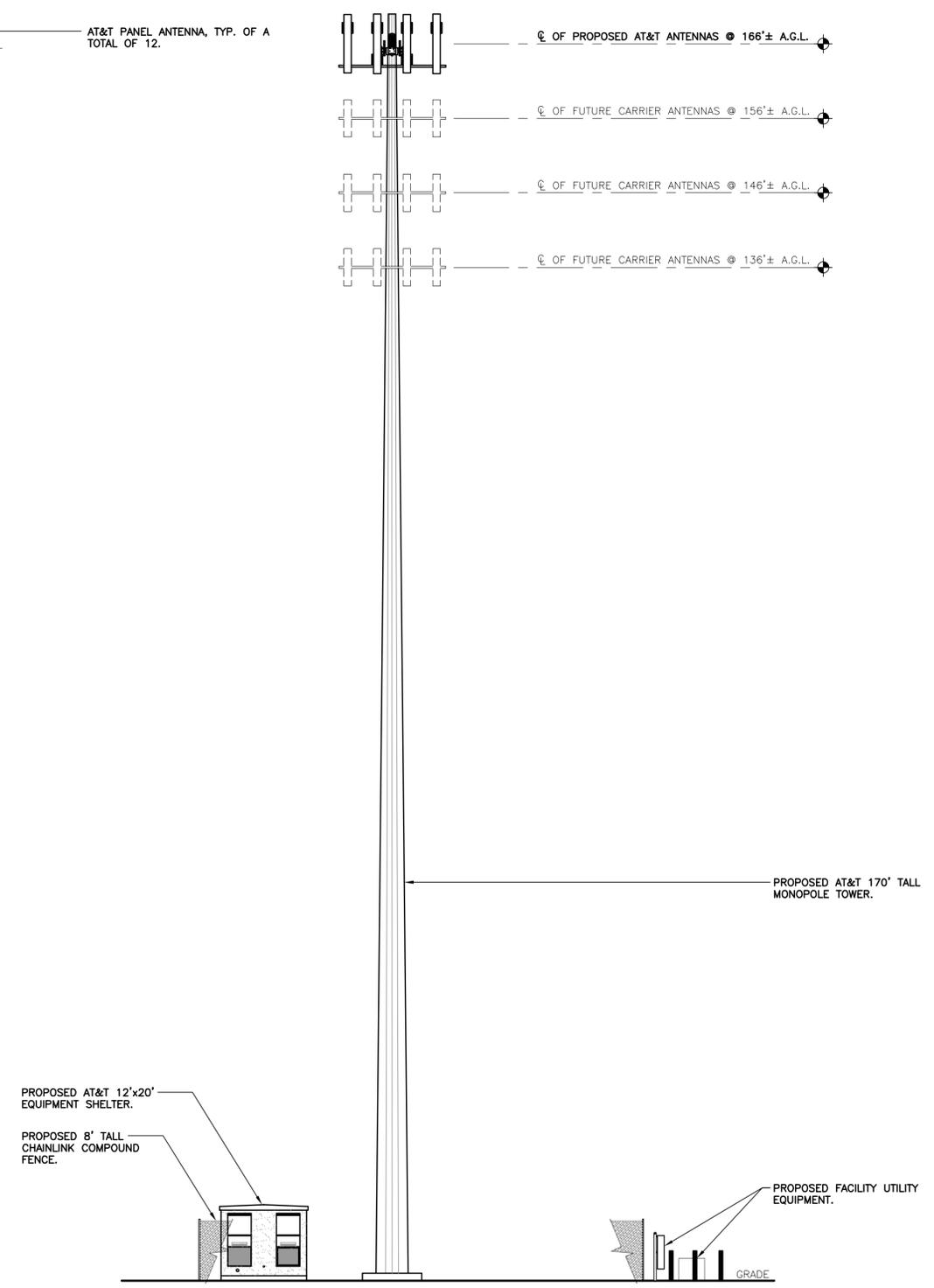
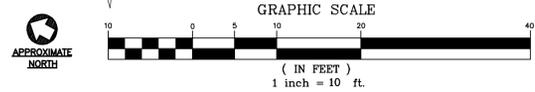
ELEVATION

NOTES:
 1. THE AT&T PANEL ANTENNA INSTALLATION TO CONSIST OF (3) SECTORS OF (4) ANTENNAS EACH FOR A TOTAL OF (12) ANTENNAS, ADDITIONALLY, (15) RRHs AND (4) SQUID SURGE ARRESTORS WILL BE INSTALLED AT THE ANTENNA LEVEL. REFER TO FINAL RFDS PROVIDED BY AT&T FOR ALL APPURTENANCES AND ADDITIONAL INFORMATION.

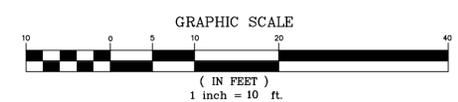
3 ANTENNA MOUNTING CONFIGURATION DETAILS
 C-2 NOT TO SCALE



1 COMPOUND PLAN
 C-2 SCALE: 1" = 10'



2 NORTH ELEVATION
 C-2 SCALE: 1" = 10'



DESIGNED BY: HMR
 DRAWN BY: HMR
 CHK'D BY: DMD

REV.	DATE	DESCRIPTION
2	10/07/13	HMR
1	07/03/13	HMR
0	06/28/13	HMR

PROFESSIONAL ENGINEER SEAL



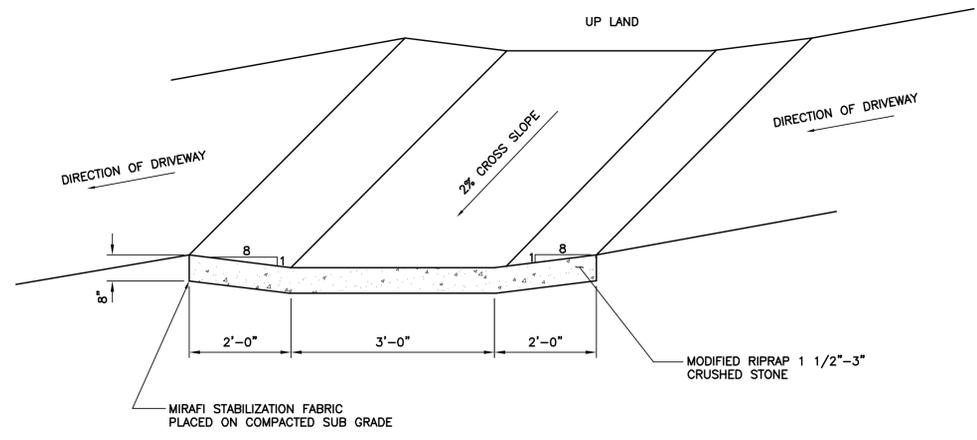
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SOUTHBRURY
 SITE NUMBER: CT2040
 257 PERKINS ROAD
 SOUTHBRURY, CT 06488

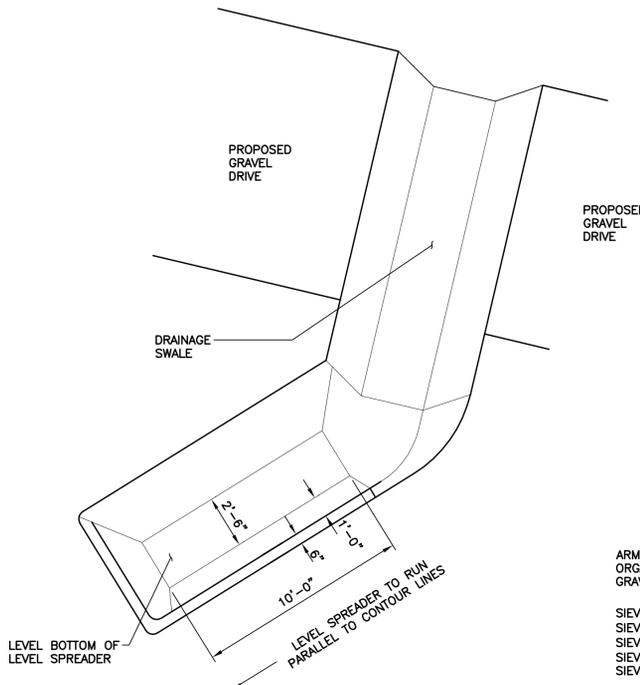
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 SCALE: AS NOTED
 JOB NO. 13110

COMPOUND PLAN AND ELEVATION

C-2



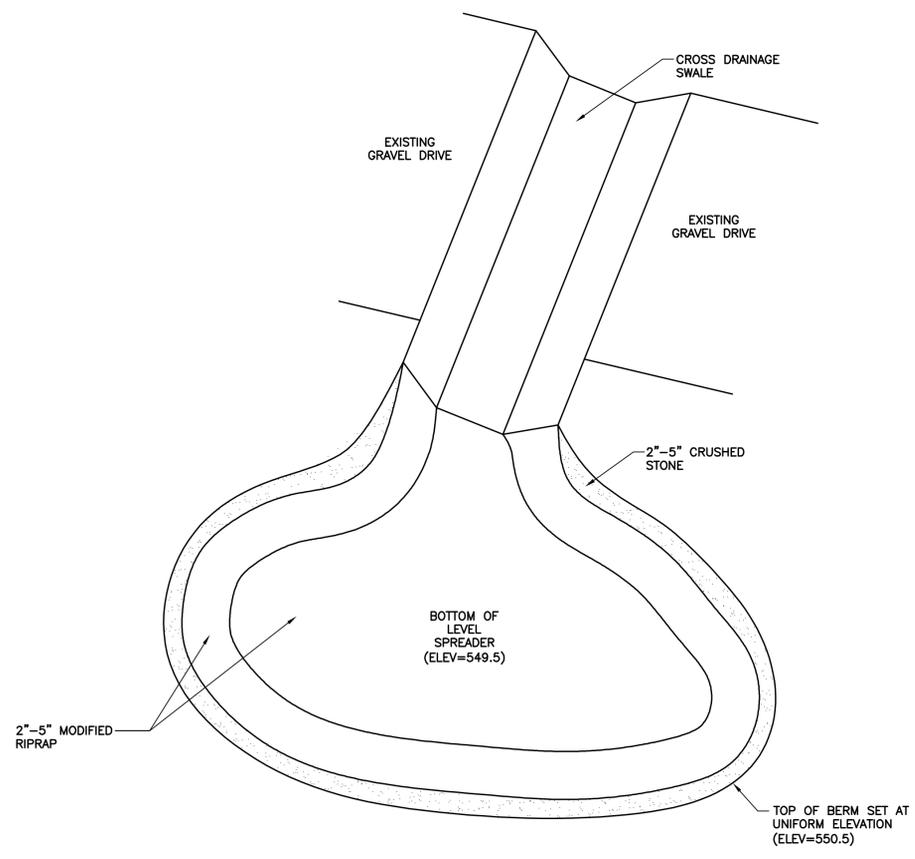
4 CROSS DRAINAGE SWALE
C-4 NOT TO SCALE



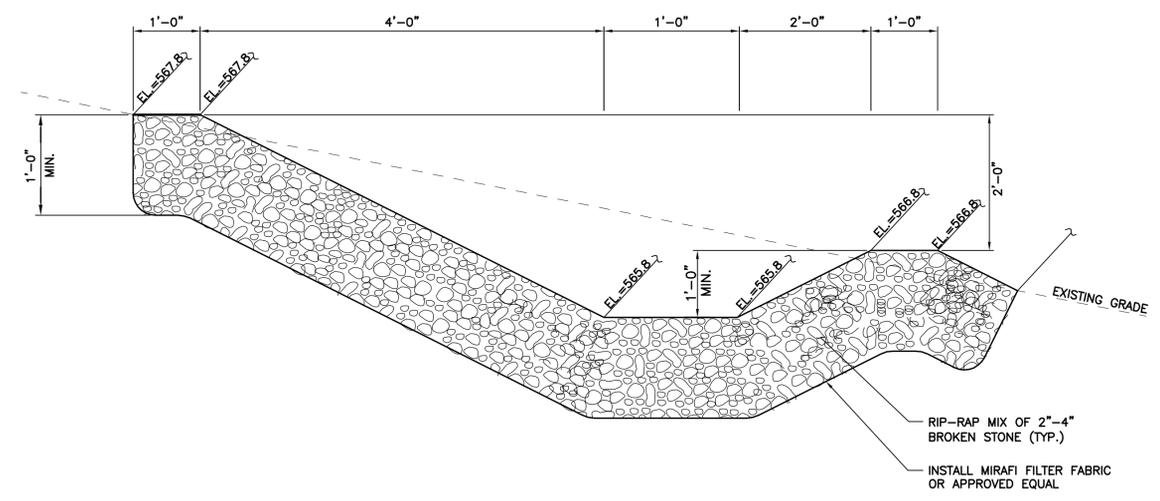
3 LEVEL SPREADER W/ CROSS DRAINAGE SWALE
C-4 NOT TO SCALE

ARMORED STONE SURFACE SHALL BE FREE OF ORGANICS AND CONSIST SOLELY OF CRUSHED GRAVEL WITH THE FOLLOWING GRADATION:

SIEVE: 3 1/2"	% PASSING: 100
SIEVE: 2"	% PASSING: 35-70
SIEVE: 1 1/2"	% PASSING: 0-15
SIEVE: 1/2"	% PASSING: 0-5
SIEVE: NO. 4	% PASSING: 0



2 LEVEL SPREADER POOL
C-4 NOT TO SCALE



1 LEVEL SPREADER #1 TYPICAL ELEVATION
C-4 NOT TO SCALE

DESIGNED BY: HMR
DRAWN BY: HMR
CHK'D BY: DMD

REV.	DATE	BY	CHK'D BY	DESCRIPTION
2	10/07/13	HMR	DMD	UPDATED ANTENNA CENTERLINE
1	07/03/13	HMR	DMD	CSC
0	06/28/13	HMR	DMD	CSC - ISSUED FOR CLIENT REVIEW

PROFESSIONAL ENGINEER SEAL



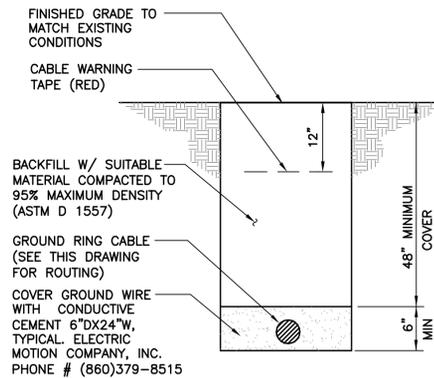
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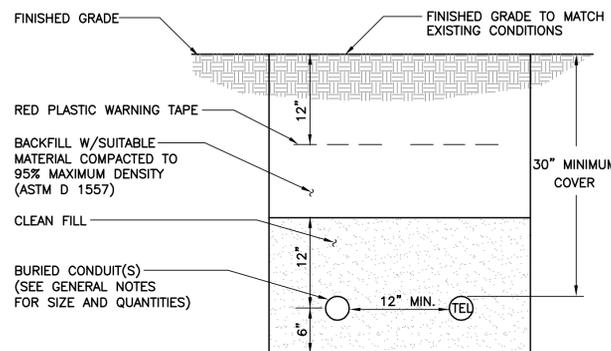
DRAINAGE CONTROL DETAILS

C-4
Sheet No. 6 of 9



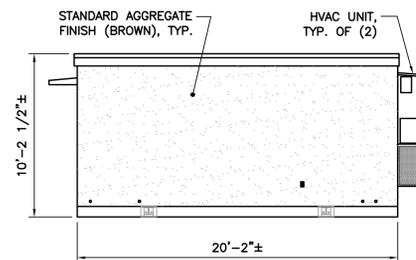
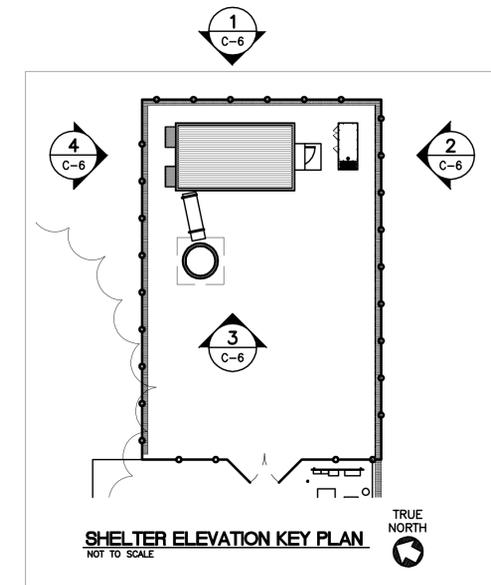
- NOTES:**
- BACK FILL SHALL NOT CONTAIN ASHES, CINDERS, SHELLS, FROZEN MATERIAL, LOOSE DEBRIS OR STONES LARGER THAN 2" IN MAXIMUM DIMENSION.
 - WHERE EXISTING UTILITIES ARE LIKELY TO BE ENCOUNTERED, CONTRACTOR SHALL HAND DIG AND PROTECT EXISTING UTILITIES.

6 TYPICAL BURIAL GROUND CABLE DETAIL
C-6 NOT TO SCALE

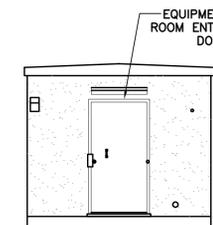


- NOTES:**
- THE CLEAN FILL SHALL PASS THROUGH A 3/8" MESH SCREEN AND SHALL NOT CONTAIN SHARP STONES. OTHER BACKFILL SHALL NOT CONTAIN ASHES, CINDERS, SHELLS, FROZEN MATERIAL, LOOSE DEBRIS OR STONES LARGER THAN 2" IN MAXIMUM DIMENSION.
 - WHERE EXISTING UTILITIES ARE LIKELY TO BE ENCOUNTERED, CONTRACTOR SHALL HAND DIG AND PROTECT EXISTING UTILITIES.

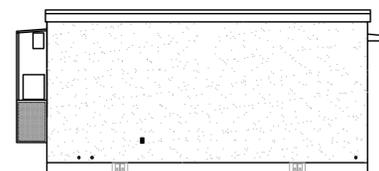
5 TYPICAL ELECTRICAL/TEL TRENCH DETAIL
C-6 NOT TO SCALE



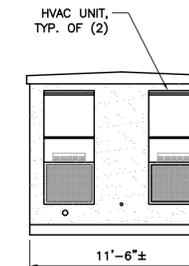
1 SOUTHEASTERN SHELTER ELEVATION
C-6 SCALE: 3/16" = 1'-0"



2 SOUTHWESTERN SHELTER ELEVATION
C-6 SCALE: 3/16" = 1'-0"



3 NORTHWESTERN SHELTER ELEVATION
C-6 SCALE: 3/16" = 1'-0"



4 NORTHEASTERN SHELTER ELEVATION
C-6 SCALE: 3/16" = 1'-0"

DESIGNED BY: HMR
DRAWN BY: HMR
CHK'D BY: DMD

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PROFESSIONAL ENGINEER SEAL



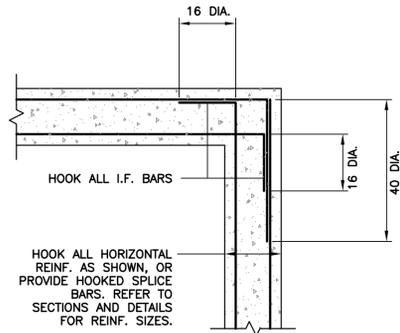
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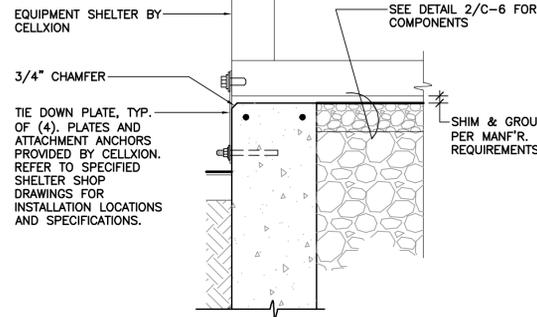
DATE: 06/28/13
SCALE: AS NOTED
JOB NO. 13110

SITE DETAILS AND SHELTER ELEVATIONS

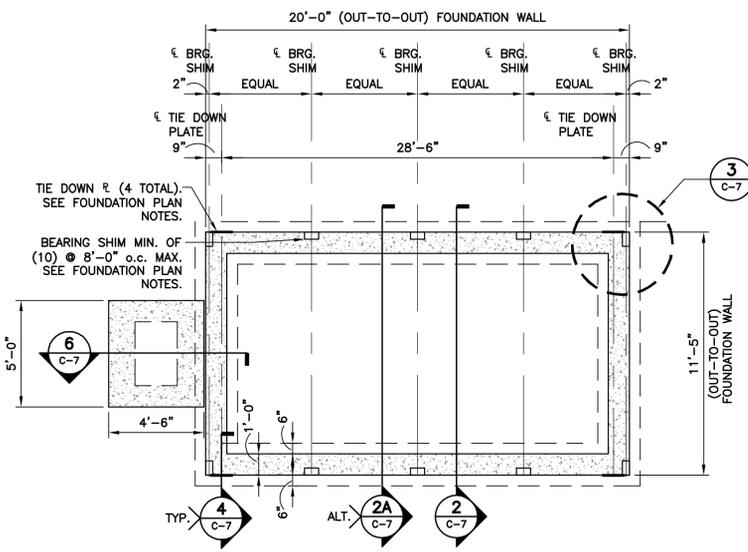
C-6
Sheet No. 8 of 9



3 PLAN DETAIL
C-7 NOT TO SCALE

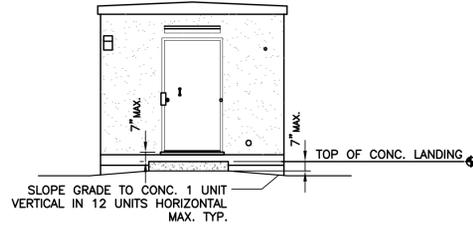


4 BUILDING TIE DOWN
C-7 SCALE: 1"=1'-0"

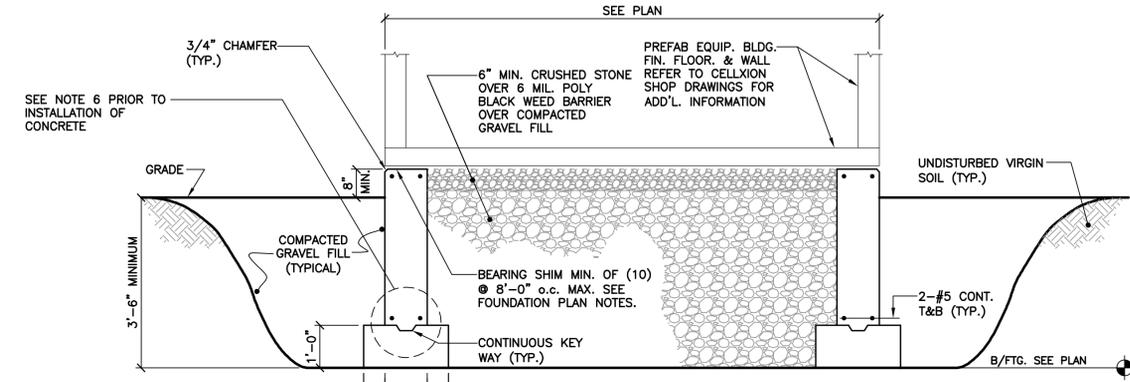


NOTE:
1. B/FTG. ELEVATION AT 3'-6" MINIMUM BELOW FINISHED GRADE, (TYP)

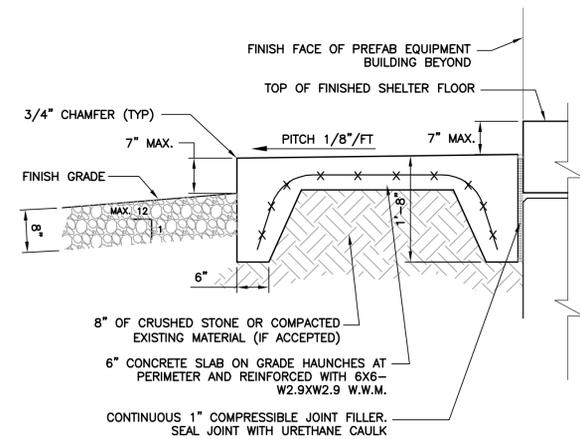
1 FOUNDATION PLAN
C-7 SCALE: 1/4"=1'-0"



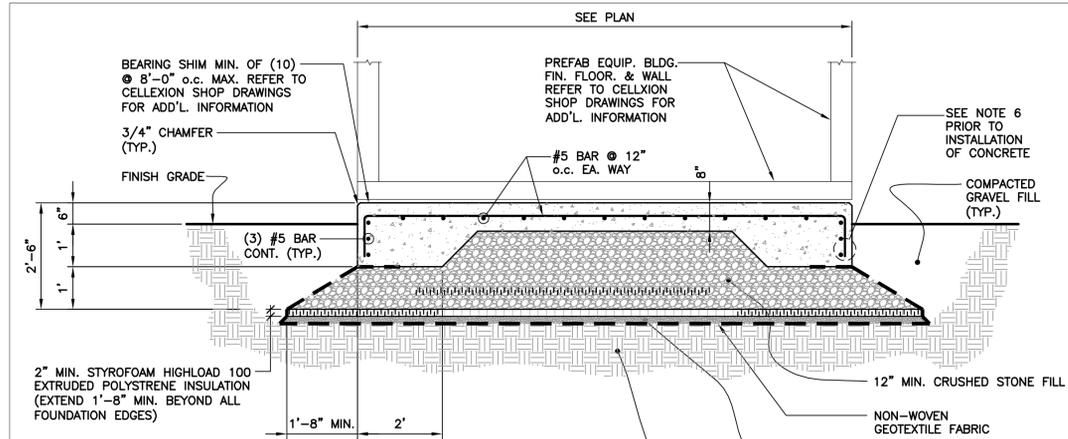
5 ENTRY STOOP DETAIL - ELEVATION
C-7 SCALE: 3/16"=1'-0"



2 TYPICAL SECTION
C-7 SCALE: 1/2"=1'-0"



6 ENTRY STOOP DETAIL - SECTION
C-7 SCALE: 3/16"=1'-0"



2A FOUNDATION PLAN SLAB ON GRADE ALTERNATE
C-7 SCALE: 1/2"=1'-0"

EQUIPMENT SHELTER BY CELLXION. VERIFY ALL SHELTER DIMENSIONS, EQUIPMENT DIMENSIONS, EQUIPMENT LOCATIONS AND UTILITY OPENINGS WITH BUILDING SHOP DRAWINGS PRIOR TO COMMENCEMENT OF WORK.

FOUNDATION NOTES:

- IF ANY FIELD CONDITIONS EXIST WHICH PRECLUDE COMPLIANCE WITH THE DRAWINGS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND SHALL NOT PROCEED WITH ANY AFFECTED WORK.
- DIMENSIONS AND DETAILS SHALL BE CHECKED AGAINST THE PRE MANUFACTURED EQUIPMENT BUILDING SHOP DRAWINGS.
- THE CONTRACTOR SHALL VERIFY AND COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS, SLEEVES AND ANCHOR BOLTS AS REQUIRED BY ALL TRADES.
- REFER TO DRAWING T1 FOR ADDITIONAL NOTES AND REQUIREMENTS.

SITE NOTES:

- THE CONTRACTOR SHALL CALL UTILITIES PRIOR TO THE START OF CONSTRUCTION.
- ACTIVE EXISTING UTILITIES, WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY, PRIOR TO PROCEEDING, SHOULD ANY UNCOVERED EXISTING UTILITY PRECLUDE COMPLETION OF THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- ALL RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED OFF SITE AND BE LEGALLY DISPOSED, AT NO ADDITIONAL COST.
- THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE EQUIPMENT AND TOWER AREAS.
- NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
- THE SUBGRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
- THE AREAS OF THE COMPOUND DISTURBED BY THE WORK SHALL BE RETURNED TO THEIR ORIGINAL CONDITION.
- CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.
- IF ANY FIELD CONDITIONS EXIST WHICH PRECLUDE COMPLIANCE WITH THE DRAWINGS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND SHALL PROCEED WITH AFFECTED WORK AFTER CONFLICT IS SATISFACTORILY RESOLVED.
- DIMENSIONS AND DETAILS SHALL BE CHECKED AGAINST THE PRE MANUFACTURED EQUIPMENT BUILDING SHOP DRAWINGS.
- THE CONTRACTOR SHALL VERIFY AND COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS, SLEEVES AND ANCHOR BOLTS AS REQUIRED BY ALL TRADES.

COMPACTED GRAVEL FILL:

- COMPACTED GRAVEL FILL SHALL BE FURNISHED AND PLACED AS A FOUNDATION FOR STRUCTURES, WHERE SHOWN ON THE CONTRACT DRAWINGS OR DIRECTED BY THE ENGINEER.
- GRAVEL SHALL CONFORM TO THE REQUIREMENTS OF ARTICLE M.02.02 OF THE CONNECTICUT D.O.T. STANDARD SPECIFICATIONS. ADMIXTURES AND SURFACE PROTECTIVE MATERIALS USED TO PREVENT THE GRAVEL FROM FREEZING MUST MEET THE APPROVAL OF THE ENGINEER. THE LARGEST STONE SIZE SHALL BE 3-1/2 INCHES.
- SAMPLES OF THE MATERIAL TO BE USED SHALL BE DELIVERED TO THE JOB SITE 5 DAYS PRIOR TO ITS INTENDED USE SO IT MAY BE TESTED FOR APPROVAL.
- AFTER ALL EXCAVATION HAS BEEN COMPLETED, GRAVEL SHALL BE DEPOSITED IN LAYERS NOT EXCEEDING EIGHT (8) INCHES IN DEPTH OVER THE AREAS. IN EXCEPTIONAL CASES, THE ENGINEER MAY PERMIT THE FIRST LAYER TO BE THICKER THAN EIGHT (8) INCHES. EACH LAYER SHALL BE LEVELED OFF BY SUITABLE EQUIPMENT. THE ENTIRE AREA OF EACH LAYER SHALL BE COMPACTED BY USE OF APPROVED VIBRATORY, PNEUMATIC-TIRED OR TREAD-TYPE COMPACTION EQUIPMENT. COMPACTION SHALL BE CONTINUED UNTIL THE DRY DENSITY OVER THE ENTIRE AREA OF EACH LAYER IS NOT LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY ACHIEVED BY AASHTO T-99 METHOD C. THE MOISTURE CONTENT OF THE GRAVEL SHALL NOT VARY BY MORE THAN 3 % FROM ITS OPTIMUM MOISTURE CONTENT. NO SUBSEQUENT LAYER SHALL BE DEPOSITED UNTIL THE SPECIFIED COMPACTION IS ACHIEVED FOR THE PREVIOUS LAYER. IF NECESSARY TO OBTAIN THE REQUIRED COMPACTION, WATER SHALL BE ADDED AND GENTLE PUDDLING PERFORMED IF AUTHORIZED. COMPACTED GRAVEL FILL SHALL BE PREVENTED FROM FREEZING BY USE OF APPROVED ADMIXTURES OR BY USE OF APPROVED PROTECTIVE MATERIALS ON THE SURFACE, OR BOTH.

CONCRETE AND REINFORCING STEEL NOTES:

- ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318.
- ALL CONCRETE SHALL BE NORMAL WEIGHT, 6% AIR ENTRAINED WITH A MAXIMUM SLUMP OF 4", AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE ON THE DRAWINGS.
- REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, DEFORMED BARS. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 WELDED STEEL WIRE FABRIC. SPLICES SHALL BE CLASS "B" AND ALL HOOKS SHALL BE STANDARD UNLESS OTHERWISE INDICATED.
- THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS OTHERWISE NOTED ON THE DRAWINGS:
 CONCRETE CAST AGAINST EARTH..... 3 IN.
 CONCRETE EXPOSED TO EARTH OR WEATHER:
 #6 AND LARGER..... 2 IN.
 #5 AND SMALLER & WWF..... 1 1/2 IN.
 CONCRETE NOT EXPOSED TO EARTH OR WEATHER OR NOT CAST AGAINST THE GROUND:
 SLAB AND WALL..... 3/4 IN.
 BEAMS AND COLUMNS..... 1 1/2 IN.
- ALL EXPOSED EDGES OF CONCRETE TO RECEIVE A 3/4" CHAMFER IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.
- CONCRETE EQUIPMENT PAD TO RECEIVE A BRUSHED FINISH.
- INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR, SHALL BE PER MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT DURING DRILLING WITHOUT PRIOR REVIEW BY THE ENGINEER.

DESIGNED BY: HMR
 DRAWN BY: HMR
 CHK'D BY: DMD

REV.	DATE	BY	DESCRIPTION
2	10/07/13	HMR	UPDATE ANTENNA CENTERLINE
1	07/03/13	DMD	DMD
0	06/28/13	HMR	CSC - ISSUED FOR CLIENT REVIEW

PROFESSIONAL ENGINEER SEAL

at&t
 SAI communications
 CENTEK engineering
 Wireless Communications Facility
 SOUTH BURY
 SITE NUMBER: CT2040
 257 PERKINS ROAD
 SOUTH BURY, CT 06488

DATE: 06/28/13
 SCALE: AS NOTED
 JOB NO. 13110

SHELTER FOUND. PLAN, DETAILS AND NOTES

C-7
 Sheet No. 9 of 9